HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: February 2009

New Home Market

Ottawa Condominium Apartment Construction Leads the Way in 2009

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined from 502 units in January 2008 to 411 this year. Condominium apartment construction during the first month of 2009 was strong with 213 new units started, accounting for 52 per cent of the total.

As the pace of new construction enters a cooler trend more consistent with economic and demographic fundamentals, higher-density construction will become the most sought after dwelling type in Ottawa's New Home market. Consistent with previous years, construction of condominium apartments led the way during the first month of the

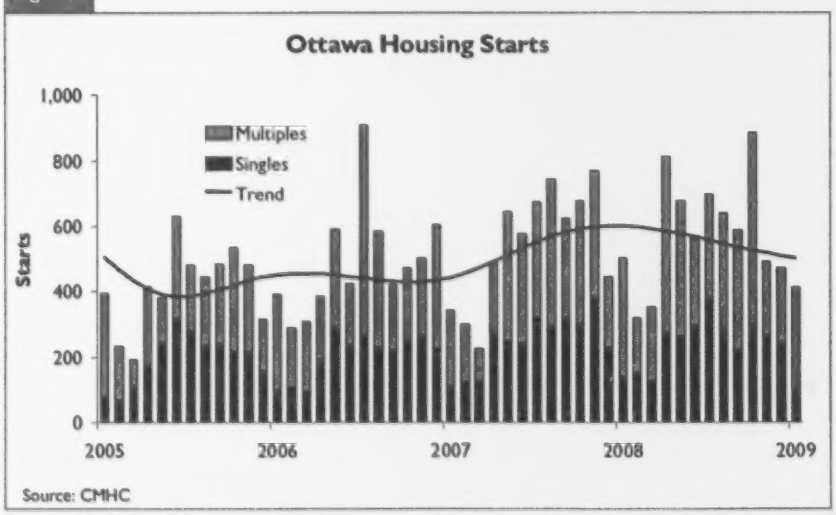
Table of Contents

1 **New Home Market**
Ottawa Condominium Apartment Construction Leads the Way in 2009

3 **Maps**

9 **Tables**

Figure 1



SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at **www.cmhc.ca/housingmarketinformation.** View, print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for **free.**

[1] Ontario part of Ottawa-Gatineau CMA

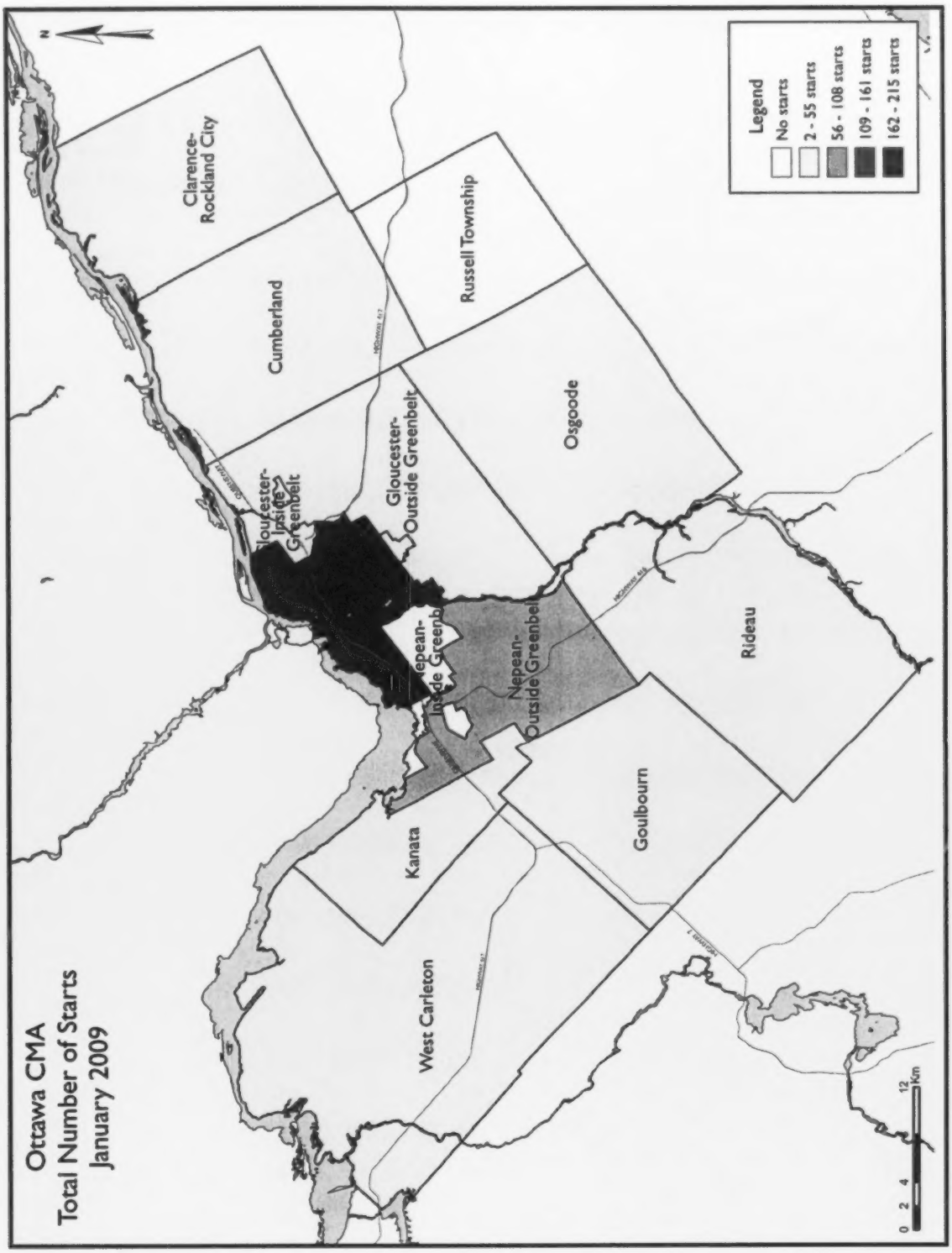
Canada

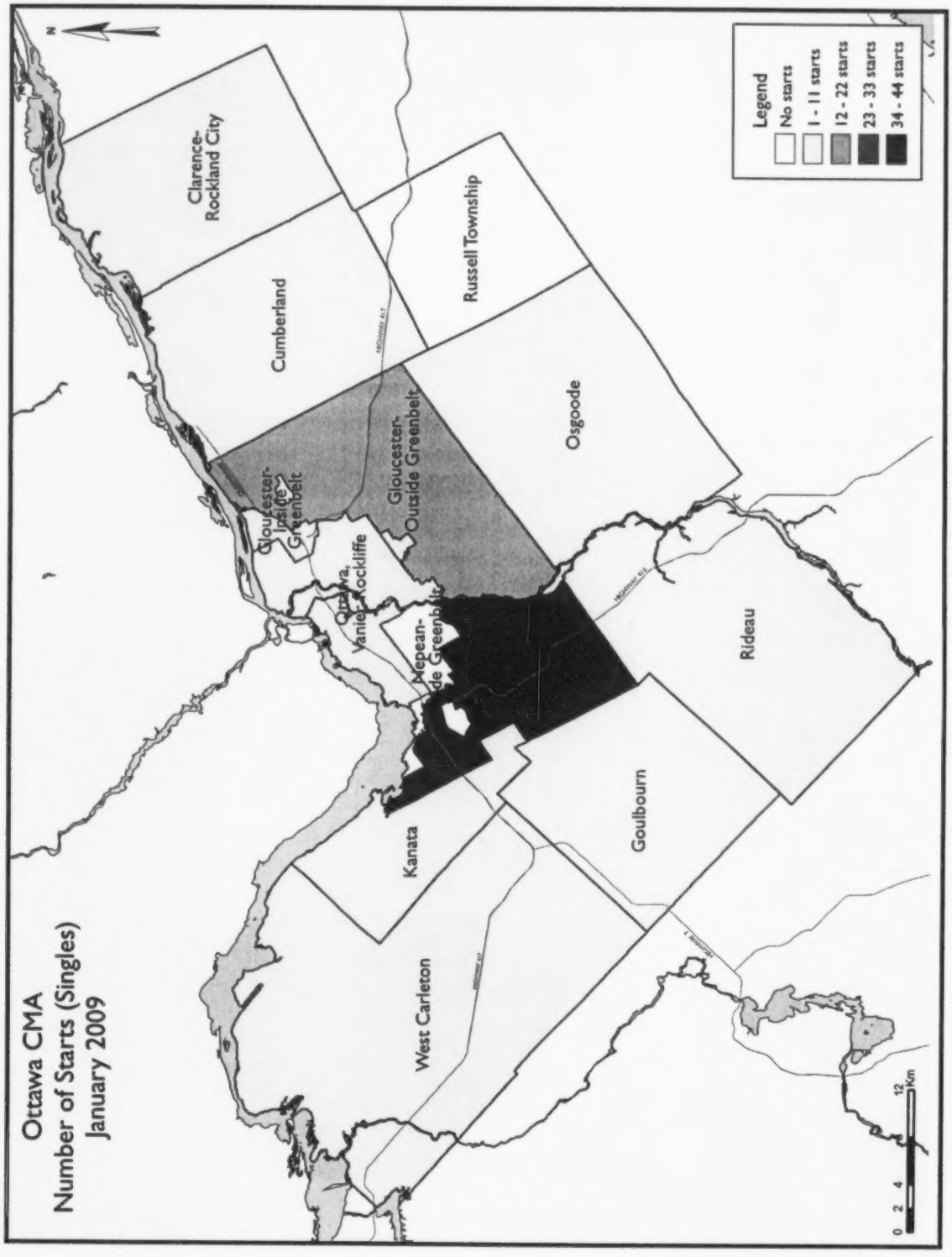
CMHC SCHL
HOME TO CANADIANS

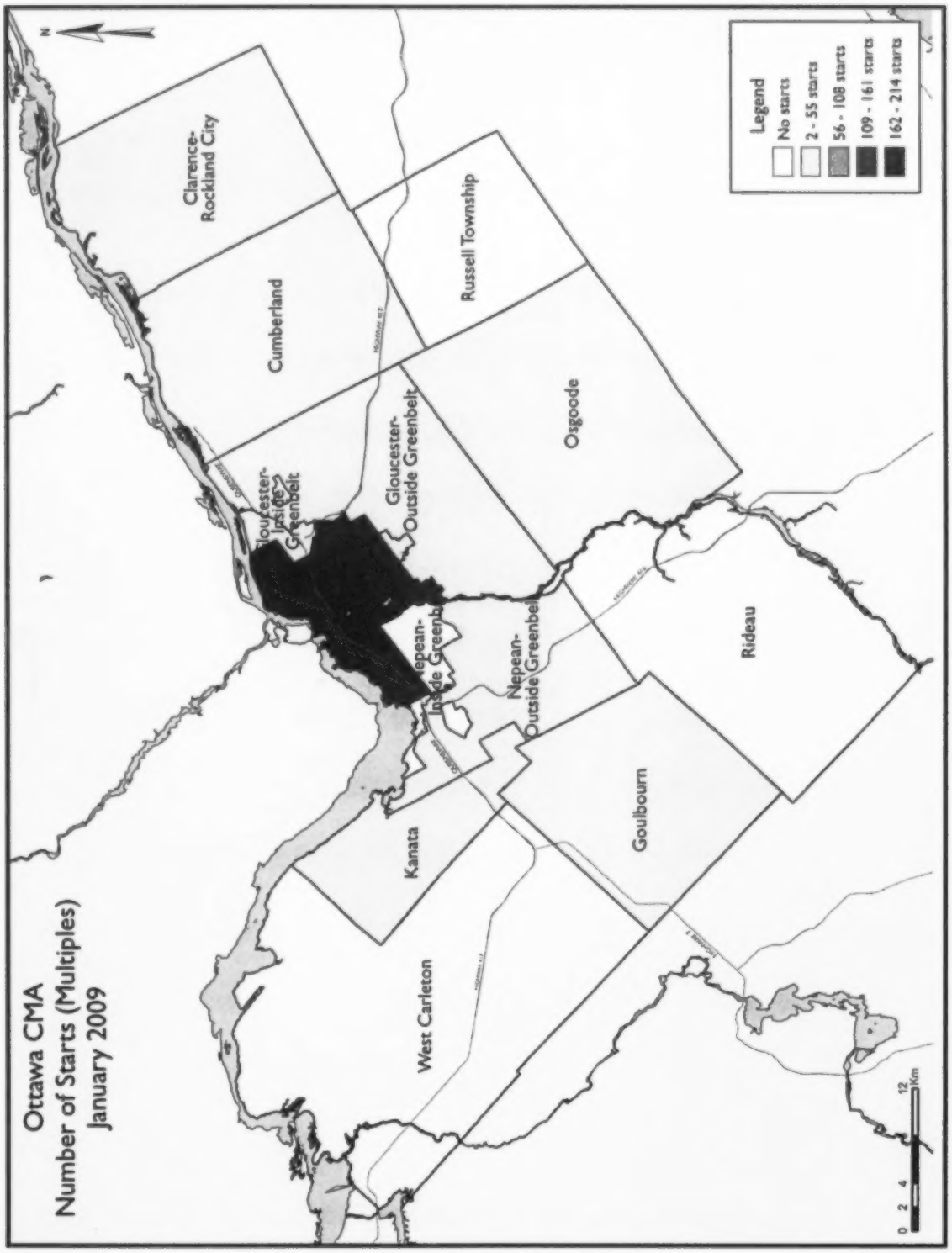
year, while overall higher-density construction accounted for almost three-quarters of total starts in the Ottawa CMA.

During January, new home construction was most active in the city core and least active in the suburbs. Construction broke ground strongly in the Vanier neighbourhood, with 189 new condominium apartment units and 25 row houses. This way, Vanier registered its highest monthly activity since the turn of the century. Although Ottawa's core registered a year-over-year decline in starts, it dominated the New Home market in the Capital City with almost three-quarters of all high-density construction.

The only region to experience significant growth in starts from last year was Gloucester, where construction activity almost doubled. This area also accounted for one-fifth of all singles in the Ottawa CMA. The regions with the slowest start of the year were Goulbourn and Kanata, both of which added only about one-third of the units compared to 2008.


Ottawa CMA
Total Number of Starts
January 2009
Legend
No starts
2 - 55 starts
56 - 108 starts
109 - 161 starts
162 - 215 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January 2009
Legend
No starts
1 - 11 starts
12 - 22 starts
23 - 33 starts
34 - 44 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-de Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January 2009
Legend
No starts
2 - 55 starts
56 - 108 starts
109 - 161 starts
162 - 214 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Goulbourn
Kanata
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2009	111	18	66	0	0	213	3	0	411
January 2008	140	6	107	0	0	249	0	0	502
% Change	-20.7	200.0	-38.3	n/a	n/a	-14.5	n/a	n/a	-18.1
Year-to-date 2009	111	18	66	0	0	213	3	0	411
Year-to-date 2008	140	6	107	0	0	249	0	0	502
% Change	-20.7	200.0	-38.3	n/a	n/a	-14.5	n/a	n/a	-18.1
UNDER CONSTRUCTION									
January 2009	1,814	163	1,325	0	28	2,147	8	159	5,644
January 2008	1,728	172	1,175	0	82	1,743	22	210	5,132
% Change	5.0	-5.2	12.8	n/a	-65.9	23.2	-63.6	-24.3	10.0
COMPLETIONS									
January 2009	169	14	99	0	0	50	0	0	332
January 2008	251	16	87	0	3	24	2	0	383
% Change	-32.7	-12.5	13.8	n/a	-100.0	108.3	-100.0	n/a	-13.3
Year-to-date 2009	169	14	99	0	0	50	0	0	332
Year-to-date 2008	251	16	87	0	3	24	2	0	383
% Change	-32.7	-12.5	13.8	n/a	-100.0	108.3	-100.0	n/a	-13.3
COMPLETED & NOT ABSORBED									
January 2009	39	11	84	0	1	145	4	4	288
January 2008	35	9	80	0	7	216	4	18	369
% Change	11.4	22.2	5.0	n/a	-85.7	-32.9	0.0	-77.8	-22.0
ABSORBED									
January 2009	170	15	98	0	0	56	0	3	342
January 2008	256	26	102	0	4	33	1	2	424
% Change	-33.6	-42.3	-3.9	n/a	-100.0	69.7	-100.0	50.0	-19.3
Year-to-date 2009	170	15	98	0	0	56	0	3	342
Year-to-date 2008	256	26	102	0	4	33	1	2	424
% Change	-33.6	-42.3	-3.9	n/a	-100.0	69.7	-100.0	50.0	-19.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
January 2009	107	14	66	0	0	213	3	0	403
January 2008	136	6	107	0	0	249	0	0	498
Ottawa, Vanier, Rockcliffe									
January 2009	1	0	22	0	0	189	3	0	215
January 2008	5	6	0	0	0	249	0	0	260
Nepean inside greenbelt									
January 2009	0	0	9	0	0	0	0	0	9
January 2008	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2009	44	0	22	0	0	0	0	0	66
January 2008	23	0	54	0	0	0	0	0	77
Gloucester inside greenbelt									
January 2009	4	0	10	0	0	0	0	0	14
January 2008	2	0	11	0	0	0	0	0	13
Gloucester outside greenbelt									
January 2009	18	4	0	0	0	24	0	0	46
January 2008	12	0	6	0	0	0	0	0	18
Kanata									
January 2009	10	2	4	0	0	0	0	0	16
January 2008	30	0	17	0	0	0	0	0	47
Cumberland									
January 2009	7	2	8	0	0	0	0	0	17
January 2008	12	0	4	0	0	0	0	0	16
Goulbourn									
January 2009	9	4	0	0	0	0	0	0	13
January 2008	41	0	6	0	0	0	0	0	47
West Carleton									
January 2009	7	0	0	0	0	0	0	0	7
January 2008	4	0	0	0	0	0	0	0	4
Rideau									
January 2009	2	0	0	0	0	0	0	0	2
January 2008	1	0	0	0	0	0	0	0	1
Osgoode									
January 2009	5	2	0	0	0	0	0	0	7
January 2008	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
January 2009	4	4	0	0	0	0	0	0	8
January 2008	3	0	0	0	0	0	0	0	3
Russell Township									
January 2009	1	0	0	0	0	0	0	0	1
January 2008	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
January 2009	111	18	66	0	0	213	3	0	411
January 2008	140	6	107	0	0	249	0	0	502

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
January 2009	1,719	153	1,325	0	28	2,113	8	150	5,496
January 2008	1,644	168	1,175	0	82	1,729	22	195	5,015
Ottawa, Vanier, Rockcliffe									
January 2009	77	71	131	0	0	1,380	8	17	1,684
January 2008	84	50	62	0	0	1,378	0	147	1,721
Nepean inside greenbelt									
January 2009	9	2	37	0	0	342	0	0	390
January 2008	8	2	43	0	12	111	0	0	176
Nepean outside greenbelt									
January 2009	528	2	220	0	0	92	0	0	842
January 2008	340	8	230	0	4	96	0	0	678
Gloucester inside greenbelt									
January 2009	17	0	55	0	0	0	0	0	72
January 2008	40	10	142	0	0	8	14	48	262
Gloucester outside greenbelt									
January 2009	153	10	145	0	28	134	0	0	470
January 2008	165	20	124	0	0	0	8	0	317
Kanata									
January 2009	249	18	355	0	0	0	0	133	755
January 2008	224	26	211	0	2	0	0	0	463
Cumberland									
January 2009	220	4	194	0	0	129	0	0	547
January 2008	235	24	241	0	64	40	0	0	604
Goulbourn									
January 2009	234	40	104	0	0	36	0	0	414
January 2008	360	26	117	0	0	96	0	0	599
West Carleton									
January 2009	104	0	84	0	0	0	0	0	188
January 2008	66	0	5	0	0	0	0	0	71
Rideau									
January 2009	28	0	0	0	0	0	0	0	28
January 2008	32	0	0	0	0	0	0	0	32
Osgoode									
January 2009	100	6	0	0	0	0	0	0	106
January 2008	90	2	0	0	0	0	0	0	92
Clarence-Rockland City									
January 2009	49	8	0	0	0	34	0	0	91
January 2008	45	4	0	0	0	0	0	15	64
Russell Township									
January 2009	46	2	0	0	0	0	0	9	57
January 2008	39	0	0	0	0	14	0	0	53
Ottawa-Gatineau CMA (Ontario portion)									
January 2009	1,814	163	1,325	0	28	2,147	8	159	5,644
January 2008	1,728	172	1,175	0	82	1,743	22	210	5,132

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
January 2009	146	14	99	0	0	50	0	0	309
January 2008	222	16	87	0	3	24	2	0	354
Ottawa, Vanier, Rockcliffe									
January 2009	8	4	8	0	0	0	0	0	20
January 2008	11	4	4	0	0	0	2	0	21
Nepean inside greenbelt									
January 2009	0	0	6	0	0	0	0	0	6
January 2008	1	4	11	0	0	0	0	0	16
Nepean outside greenbelt									
January 2009	30	4	32	0	0	0	0	0	66
January 2008	71	0	0	0	3	24	0	0	98
Gloucester inside greenbelt									
January 2009	5	0	0	0	0	10	0	0	15
January 2008	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
January 2009	20	2	21	0	0	12	0	0	55
January 2008	17	0	0	0	0	0	0	0	17
Kanata									
January 2009	27	2	22	0	0	0	0	0	51
January 2008	30	4	38	0	0	0	0	0	72
Cumberland									
January 2009	15	0	0	0	0	16	0	0	31
January 2008	32	0	19	0	0	0	0	0	51
Goulbourn									
January 2009	22	2	0	0	0	12	0	0	36
January 2008	32	4	15	0	0	0	0	0	51
West Carleton									
January 2009	6	0	10	0	0	0	0	0	16
January 2008	5	0	0	0	0	0	0	0	5
Rideau									
January 2009	3	0	0	0	0	0	0	0	3
January 2008	3	0	0	0	0	0	0	0	3
Osgoode									
January 2009	10	0	0	0	0	0	0	0	10
January 2008	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
January 2009	17	0	0	0	0	0	0	0	17
January 2008	21	0	0	0	0	0	0	0	21
Russell Township									
January 2009	6	0	0	0	0	0	0	0	6
January 2008	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
January 2009	169	14	99	0	0	50	0	0	332
January 2008	251	16	87	0	3	24	2	0	383

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2009	36	11	83	0	1	133	4	4	272
January 2008	32	9	80	0	7	216	4	18	366
Ottawa, Vanier, Rockcliffe									
January 2009	3	6	10	0	0	101	0	4	124
January 2008	1	4	6	0	0	148	1	18	178
Nepean inside greenbelt									
January 2009	0	0	2	0	0	10	0	0	12
January 2008	0	1	5	0	0	22	0	0	28
Nepean outside greenbelt									
January 2009	0	2	17	0	1	12	1	0	33
January 2008	8	2	23	0	4	19	1	0	57
Gloucester inside greenbelt									
January 2009	0	2	2	0	0	8	0	0	12
January 2008	0	0	3	0	0	8	0	0	11
Gloucester outside greenbelt									
January 2009	10	0	13	0	0	1	3	0	27
January 2008	3	0	10	0	0	8	2	0	23
Kanata									
January 2009	3	0	11	0	0	0	0	0	14
January 2008	2	1	10	0	3	3	0	0	19
Cumberland									
January 2009	8	0	19	0	0	0	0	0	27
January 2008	7	0	13	0	0	2	0	0	22
Goulbourn									
January 2009	1	1	7	0	0	1	0	0	10
January 2008	1	1	10	0	0	6	0	0	18
West Carleton									
January 2009	1	0	2	0	0	0	0	0	3
January 2008	2	0	0	0	0	0	0	0	2
Rideau									
January 2009	1	0	0	0	0	0	0	0	1
January 2008	1	0	0	0	0	0	0	0	1
Osgoode									
January 2009	9	0	0	0	0	0	0	0	9
January 2008	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
January 2009	0	0	1	0	0	12	0	0	13
January 2008	0	0	0	0	0	0	0	0	0
Russell Township									
January 2009	3	0	0	0	0	0	0	0	3
January 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
January 2009	39	11	84	0	1	145	4	4	288
January 2008	35	9	80	0	7	216	4	18	369

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
January 2009	147	15	98	0	0	56	0	3	319
January 2008	229	26	102	0	4	33	1	2	397
Ottawa, Vanier, Rockcliffe									
January 2009	9	5	2	0	0	3	0	3	22
January 2008	11	4	4	0	0	3	1	2	25
Nepean inside greenbelt									
January 2009	0	0	6	0	0	0	0	0	6
January 2008	1	4	7	0	0	0	0	0	12
Nepean outside greenbelt									
January 2009	30	4	31	0	0	2	0	0	67
January 2008	73	2	8	0	4	27	0	0	114
Gloucester inside greenbelt									
January 2009	5	0	1	0	0	10	0	0	16
January 2008	4	6	0	0	0	0	0	0	10
Gloucester outside greenbelt									
January 2009	20	2	20	0	0	12	0	0	54
January 2008	17	0	1	0	0	0	0	0	18
Kanata									
January 2009	26	2	25	0	0	0	0	0	53
January 2008	32	6	41	0	0	2	0	0	81
Cumberland									
January 2009	15	0	0	0	0	16	0	0	31
January 2008	31	0	23	0	0	0	0	0	54
Goulbourn									
January 2009	23	2	2	0	0	13	0	0	40
January 2008	33	4	18	0	0	1	0	0	56
West Carleton									
January 2009	6	0	11	0	0	0	0	0	17
January 2008	4	0	0	0	0	0	0	0	4
Rideau									
January 2009	2	0	0	0	0	0	0	0	2
January 2008	3	0	0	0	0	0	0	0	3
Osgoode									
January 2009	11	0	0	0	0	0	0	0	11
January 2008	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
January 2009	17	0	0	0	0	0	0	0	17
January 2008	21	0	0	0	0	0	0	0	21
Russell Township									
January 2009	6	0	0	0	0	0	0	0	6
January 2008	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
January 2009	170	15	98	0	0	56	0	3	342
January 2008	256	26	102	0	4	33	1	2	424

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Ottawa City	107	136	14	6	69	107	213	249	403	498	-19.1
Ottawa, Vanier, Rockcliffe	1	5	0	6	25	0	189	249	215	260	-17.3
Nepean inside greenbelt	0	0	0	0	0	9	0	0	0	9	-100.0
Nepean outside greenbelt	44	23	0	0	22	54	0	0	66	77	-14.3
Gloucester inside greenbelt	4	2	0	0	10	11	0	0	14	13	7.7
Gloucester outside greenbelt	18	12	4	0	0	6	24	0	46	18	155.6
Kanata	10	30	2	0	4	17	0	0	16	47	-66.0
Cumberland	7	12	2	0	8	4	0	0	17	16	6.3
Goulbourn	9	41	4	0	0	6	0	0	13	47	-72.3
West Carleton	7	4	0	0	0	0	0	0	7	4	75.0
Rideau	2	1	0	0	0	0	0	0	2	1	100.0
Osgoode	5	6	2	0	0	0	0	0	7	6	16.7
Clarence-Rockland City	4	3	4	0	0	0	0	0	8	3	166.7
Russell Township	0	1	0	0	0	0	0	0	0	1	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	111	140	18	6	69	107	213	249	411	502	-18.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Ottawa City	66	107	3	0	213	249	0	0
Ottawa, Vanier, Rockcliffe	22	0	3	0	189	249	0	0
Nepean inside greenbelt	0	9	0	0	0	0	0	0
Nepean outside greenbelt	22	54	0	0	0	0	0	0
Gloucester inside greenbelt	10	11	0	0	0	0	0	0
Gloucester outside greenbelt	0	6	0	0	24	0	0	0
Kanata	4	17	0	0	0	0	0	0
Cumberland	8	4	0	0	0	0	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	66	107	3	0	213	249	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Ottawa City	187	249	213	249	3	0	403	498
Ottawa, Vanier, Rockcliffe	23	11	189	249	3	0	215	260
Nepean inside greenbelt	0	9	0	0	0	0	0	9
Nepean outside greenbelt	66	77	0	0	0	0	66	77
Gloucester inside greenbelt	14	13	0	0	0	0	14	13
Gloucester outside greenbelt	22	18	24	0	0	0	46	18
Kanata	16	47	0	0	0	0	16	47
Cumberland	17	16	0	0	0	0	17	16
Goulbourn	13	47	0	0	0	0	13	47
West Carleton	7	4	0	0	0	0	7	4
Rideau	2	1	0	0	0	0	2	1
Osgoode	7	6	0	0	0	0	7	6
Clarence-Rockland City	8	3	0	0	0	0	8	3
Russell Township	0	1	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario Portion)	195	253	213	249	3	0	411	502

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Ottawa City	146	222	14	18	99	90	50	24	309	354	-12.7
Ottawa, Vanier, Rockcliffe	8	11	4	6	8	4	0	0	20	21	-4.8
Nepean inside greenbelt	0	1	0	4	6	11	0	0	6	16	-62.5
Nepean outside greenbelt	30	71	4	0	32	3	0	24	66	98	-32.7
Gloucester inside greenbelt	5	3	0	0	0	0	10	0	15	3	**
Gloucester outside greenbelt	20	17	2	0	21	0	12	0	55	17	**
Kanata	27	30	2	4	22	38	0	0	51	72	-29.2
Cumberland	15	32	0	0	0	19	16	0	31	51	-39.2
Goulbourn	22	32	2	4	0	15	12	0	36	51	-29.4
West Carleton	6	5	0	0	10	0	0	0	16	5	**
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	10	17	0	0	0	0	0	0	10	17	-41.2
Clarence-Rockland City	17	21	0	0	0	0	0	0	17	21	-19.0
Russell Township	6	8	0	0	0	0	0	0	6	8	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	169	251	14	18	99	90	50	24	332	383	-13.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Ottawa City	99	90	0	0	50	24	0	0
Ottawa, Vanier, Rockcliffe	8	4	0	0	0	0	0	0
Nepean inside greenbelt	6	11	0	0	0	0	0	0
Nepean outside greenbelt	32	3	0	0	0	24	0	0
Gloucester inside greenbelt	0	0	0	0	10	0	0	0
Gloucester outside greenbelt	21	0	0	0	12	0	0	0
Kanata	22	38	0	0	0	0	0	0
Cumberland	0	19	0	0	16	0	0	0
Goulbourn	0	15	0	0	12	0	0	0
West Carleton	10	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	99	90	0	0	50	24	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Ottawa City	259	325	50	27	0	2	309	354
Ottawa, Vanier, Rockcliffe	20	19	0	0	0	2	20	21
Nepean inside greenbelt	6	16	0	0	0	0	6	16
Nepean outside greenbelt	66	71	0	27	0	0	66	98
Gloucester inside greenbelt	5	3	10	0	0	0	15	3
Gloucester outside greenbelt	43	17	12	0	0	0	55	17
Kanata	51	72	0	0	0	0	51	72
Cumberland	15	51	16	0	0	0	31	51
Goulbourn	24	51	12	0	0	0	36	51
West Carleton	16	5	0	0	0	0	16	5
Rideau	3	3	0	0	0	0	3	3
Osgoode	10	17	0	0	0	0	10	17
Clarence-Rockland City	17	21	0	0	0	0	17	21
Russell Township	6	8	0	0	0	0	6	8
Ottawa-Gatineau CMA (Ontario Portion)	282	354	50	27	0	2	332	383

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
January 2009	4	2.7	9	6.1	67	45.6	43	29.3	24	16.3	147	386,900	424,242
January 2008	0	0.0	42	18.3	98	42.8	59	25.8	30	13.1	229	372,900	398,377
Year-to-date 2009	4	2.7	9	6.1	67	45.6	43	29.3	24	16.3	147	386,900	424,242
Year-to-date 2008	0	0.0	42	18.3	98	42.8	59	25.8	30	13.1	229	372,900	398,377
Orleans, Vanier, Rockcliffe													
January 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
January 2008	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	649,900	618,873
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2008	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	649,900	618,873
Nepean inside greenbelt													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
January 2009	0	0.0	0	0.0	16	53.3	13	43.3	1	3.3	30	390,150	393,485
January 2008	0	0.0	3	4.1	42	57.5	22	30.1	6	8.2	73	383,900	390,834
Year-to-date 2009	0	0.0	0	0.0	16	53.3	13	43.3	1	3.3	30	390,150	393,485
Year-to-date 2008	0	0.0	3	4.1	42	57.5	22	30.1	6	8.2	73	383,900	390,834
Gloucester inside greenbelt													
January 2009	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
January 2008	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Gloucester outside greenbelt													
January 2009	0	0.0	1	5.0	8	40.0	8	40.0	3	15.0	20	400,950	439,770
January 2008	0	0.0	1	5.9	8	47.1	8	47.1	0	0.0	17	392,990	390,792
Year-to-date 2009	0	0.0	1	5.0	8	40.0	8	40.0	3	15.0	20	400,950	439,770
Year-to-date 2008	0	0.0	1	5.9	8	47.1	8	47.1	0	0.0	17	392,990	390,792
Kanata													
January 2009	0	0.0	0	0.0	17	65.4	5	19.2	4	15.4	26	349,900	390,968
January 2008	0	0.0	9	28.1	12	37.5	6	18.8	5	15.6	32	345,000	406,331
Year-to-date 2009	0	0.0	0	0.0	17	65.4	5	19.2	4	15.4	26	349,900	390,968
Year-to-date 2008	0	0.0	9	28.1	12	37.5	6	18.8	5	15.6	32	345,000	406,331
Cumberland													
January 2009	0	0.0	2	13.3	9	60.0	3	20.0	1	6.7	15	347,900	377,053
January 2008	0	0.0	7	22.6	20	64.5	4	12.9	0	0.0	31	327,500	338,015
Year-to-date 2009	0	0.0	2	13.3	9	60.0	3	20.0	1	6.7	15	347,900	377,053
Year-to-date 2008	0	0.0	7	22.6	20	64.5	4	12.9	0	0.0	31	327,500	338,015
Goulbourn													
January 2009	3	13.0	3	13.0	12	52.2	4	17.4	1	4.3	23	339,990	355,438
January 2008	0	0.0	19	57.6	7	21.2	5	15.2	2	6.1	33	290,990	337,384
Year-to-date 2009	3	13.0	3	13.0	12	52.2	4	17.4	1	4.3	23	339,990	355,438
Year-to-date 2008	0	0.0	19	57.6	7	21.2	5	15.2	2	6.1	33	290,990	337,384

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
January 2009	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
January 2008	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
Year-to-date 2008	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
Rideau													
January 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Osgoode													
January 2009	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	475,000	489,937
January 2008	0	0.0	2	10.0	4	20.0	7	35.0	7	35.0	20	412,000	476,145
Year-to-date 2009	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	475,000	489,937
Year-to-date 2008	0	0.0	2	10.0	4	20.0	7	35.0	7	35.0	20	412,000	476,145
Clarence-Rockland City													
January 2009	1	5.9	9	52.9	6	35.3	1	5.9	0	0.0	17	279,900	307,176
January 2008	5	23.8	10	47.6	6	28.6	0	0.0	0	0.0	21	264,900	279,571
Year-to-date 2009	1	5.9	9	52.9	6	35.3	1	5.9	0	0.0	17	279,900	307,176
Year-to-date 2008	5	23.8	10	47.6	6	28.6	0	0.0	0	0.0	21	264,900	279,571
Russell Township													
January 2009	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	--	--
January 2008	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Year-to-date 2009	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2008	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Ottawa-Gatineau CMA (Ontario portion)													
January 2009	7	4.1	20	11.8	75	44.1	44	25.9	24	14.1	170	374,400	407,626
January 2008	5	2.0	55	21.5	106	41.4	59	23.0	31	12.1	256	355,400	387,108
Year-to-date 2009	7	4.1	20	11.8	75	44.1	44	25.9	24	14.1	170	374,400	407,626
Year-to-date 2008	5	2.0	55	21.5	106	41.4	59	23.0	31	12.1	256	355,400	387,108

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2009						
Submarket	Jan 2009	Jan 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	424,242	398,377	6.5	424,242	398,377	6.5
Ottawa, Vanier, Rockcliffe	--	618,873	n/a	--	618,873	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	393,485	390,834	0.7	393,485	390,834	0.7
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	439,770	390,792	12.5	439,770	390,792	12.5
Kanata	390,968	406,331	-3.8	390,968	406,331	-3.8
Cumberland	377,053	338,015	11.5	377,053	338,015	11.5
Goulbourn	355,438	337,384	5.4	355,438	337,384	5.4
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	489,937	476,145	2.9	489,937	476,145	2.9
Clarence-Rockland City	307,176	279,571	9.9	307,176	279,571	9.9
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	407,626	387,108	5.3	407,626	387,108	5.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	664	-14.1	1,164	1,628	1,848	63.0	285,736	9.5	284,764
	February	1,001	-4.3	1,167	1,842	1,860	62.7	283,199	6.9	288,930
	March	1,099	-16.6	1,172	1,969	1,864	62.9	288,152	4.9	288,024
	April	1,580	0.7	1,196	2,776	1,959	61.1	295,909	6.7	286,988
	May	1,913	2.5	1,329	2,971	2,155	61.7	296,580	7.3	293,189
	June	1,710	2.6	1,255	2,482	2,058	61.0	298,336	6.8	292,329
	July	1,408	-4.0	1,217	2,136	2,017	60.3	295,134	9.4	290,746
	August	1,203	-9.6	1,195	1,948	2,044	58.5	282,792	5.6	291,137
	September	1,228	8.9	1,211	2,234	2,061	58.8	289,711	5.8	297,868
	October	974	-9.3	1,125	1,943	2,141	52.5	280,870	2.1	286,749
	November	654	-27.6	982	1,479	2,152	45.6	291,695	7.3	303,295
	December	474	-20.6	895	788	2,037	43.9	272,672	-1.5	280,636
2009	January	535	-19.4	986	1,682	1,938	50.9	290,930	1.8	296,918
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,764	-11.9		5,439			285,778	6.6	
	Q1 2009	N/A			N/A			N/A		
	YTD 2008	664	-14.1		1,628			285,736	9.5	
	YTD 2009	535	-19.4		1,682			290,930	1.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2009

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	110.4	496	4.4	72.7	933
	February	718	7.25	7.29	166.3	111.0	494	4.8	72.6	930
	March	712	7.15	7.19	166.3	111.3	494	4.7	72.5	924
	April	700	6.95	6.99	166.4	112.1	493	4.9	72.4	927
	May	679	6.15	6.65	167.2	113.4	492	5.0	72.3	933
	June	710	6.95	7.15	168.7	114.0	495	5.4	72.9	942
	July	710	6.95	7.15	168.7	115.0	499	5.2	73.2	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.6	945
	December	685	5.60	6.75	169.6	112.7	508	4.6	73.6	945
2009	January	627	5.00	5.79		112.3	504	4.5	73.0	952
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boathouses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 percent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or
the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred
on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting
flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2009 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing for Newcomers

CMHC now has a resourceful website available in 8 different languages tailored specifically for newcomers to Canada, which also includes relevant housing market information.

64187_2009_M02